



**MERIWETHER COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

**Official Minutes
November 12, 2024
4:00 p.m.
Meriwether County Administration Building
Commissioners Chambers**

Members Present: Rosla Plant; Allen Parham; Wanda Sims
Member via phone: Danny Hosey
Member absent: Mary Bray

Staff: Jane Fryer, Velinda Walton

Others: Dawn Woodard, CTAE Director, Meriwether County Schools; Dr. Al Griffin, Meriwether County School Superintendent; Nikicaden Head, Diverse Power.

Chairman Rosla Plant called the regularly scheduled monthly Meriwether County Industrial Development Authority meeting to order at 4:00 p.m. and welcomed everyone. Vice-Chairman Allen Parham conducted the invocation and led everyone in the pledge of allegiance to the flag.

Approval of Agenda: A motion was made by Vice-Chairman Allen Parham for approval of the November 12th, 2024, Agenda as presented. Ms. Wanda Sims seconded the motion. Motion carried.

Approval of Minutes, October 15th, 2024: A motion was made by Vice-Chairman Parham for approval of the October 15th, 2024, meeting minutes as presented. Ms. Sims seconded the motion. Motion carried.

Financial Report as of October 31st, 2024 /Jane Fryer: Ms. Fryer presented and explained the October 31st, 2024, Financial Statement to the Board. Vice Chairman Parham made a

motion to approve the financial report as presented and Ms. Sims seconded the motion. Motion carried.

Executive Session: Chairman Rosla Plant informed the Board that we need an Executive Session Meeting to discuss Real Estate. She politely asked the guests to step out momentarily. Vice-Chairman Parham made a motion to enter Executive Session to discuss Real Estate at 4:08 p.m. Ms. Wanda Sims seconded the motion.

Vice-Chairman Parham made a motion to come out of executive session and return to regular session at 4:53 p.m. Ms. Sims seconded the motion. Motion carried unanimously. The action taken in Executive Session was not to approve the project that Mr. Mike Johnson proposed to the Board due to it not being a good fit for the property. Vice-Chairman Parham made a motion to decline the offer and suggested Mr. Blue Cole, Projects Director to look down Highway 54 and other areas for suitable sites. Mrs. Wanda Sims seconded the motion. Motion carried unanimously.

New Business/Mr. Blue Cole/Industrial Report as follows presenting maps and explaining each parcel to the Board:

- New Road (International Blvd): Construction is ready to be started by Southeast Site Company on the new road, International Blvd. A pre-construction meeting will be held this week and Mr. Cole stated he plans on keeping in touch with them on a weekly basis as weather permits.
- Airport Parcels: The Warm Springs Memorial Airport is surrounded by several parcels; 250 acres to the SE of the runway, and 134 acres North of the runway. There are also several locations (13) acres suitable for ground lease. The Airport Authority is open discussions for the MCIDA to market and negotiate for potential industry location.
- Greenville North: The Board of Commissioners has approximately 120 acres located between McLaughlin Road and GA Hwy 362. The parcels topography divides it into 4 pad sites with 20-35 acres each. Each pad has access from either Hwy 362 & McLaughlin Road. Staff proposes opening discussions with county officials about marketing and negotiating for potential industry. Vice-Chairman Parham stated that he had a text from Mr. Chad Caldwell stating he plans on finishing up by the end of the week. Present to the Board of Commissioners after surveying is complete and the asking price is \$7,500 per acre. Chairman Plant informed the Board that the county is going to build a shooting range behind McCoy Grading.
- County Retail: The Board of Commissioners has approximately 20 acres located between County Farm Road and Roosevelt Highway 27. The parcels topography and location make it an ideal location for a retail shopping center. Staff proposes opening discussions with county officials about marketing and negotiating for potential commercial opportunities.
- In Addition, /Sprewell Bluff: The Department of Natural Resources has recently expanded Sprewell Bluff, adding 3,600 acres to the WMA within Meriwether

County. This will bring additional economic opportunity to Meriwether County, and staff are monitoring upcoming opportunities. The MCIDA has existing relationships with DNR, UGA, and others that could be leveraged for economic benefits.

- Railroad Access: Staff have identified 11 potential large parcels with railroad access.
- John Hardy Jones owns several pieces of property. Ms. Fryer and Mr. Cole with commissioners concerning prospect to speak with John Hardy Jones.
- Mr. Danny Hosey suggested that Manchester has property that needs to be marketed owned by the Callaway Foundation. Mr. Cole said he would investigate that and keep the Manchester Development Authority in the loop.
- Vice-Chairman Parham stated that Woodbury Industrial Park has property adjacent to them possibly can be used for marketing purposes. Sewell Road still has property available, and Highway 109 West has parcels.

Other Business: Dr. Robert Griffin, Superintendent of Meriwether County School District reported that the track is down at Greenville High School. Greenville Baseball field and dressing area. They used astro-turf on the track that cost approximately 2.4 million dollars. The Manchester High School has a track down around the softball field that is adjacent to the school.

Dawn Woodard, CTAE Director stated that Principal Michael Perry was presented the Principal of the Year. Greenville Middle School was honored with the Distinguished Breakout School Award by the Georgia Association of Secondary Principals. This recognition highlights the dedication, hard work, and resilience of our students, staff and community in achieving excellence award of the year. Meriwether County School Board is in the Explementary Status. Mr. Johnny Kuykendall was awarded the Beacon Award of Excellence this year.

Election of Officer/Rosla Plant: Chairman Plant opened the floor for nominations of officers for FY 2024-2025. Chairman Plant made a motion for Vice-Chairman Allen Parham to be nominated for Chairman of the MCIDA for FY 2024-2025. Ms. Sims seconded the motion. Vice-Chairman Parham graciously thanked and accepted the position. Mrs. Rosla Plant made a motion for Wanda Sims to serve as Vice-Chairman for 2024-2025. Mr. Hosey seconded the motion. She thanked the Board. Vice-Chairman Parham made a motion to renominate Velinda Walton as Secretary/Treasurer and Mr. Hosey seconded the motion. Velinda stated she would do whatever the Board wanted her to do and thanked them. Vice-Chairman Parham made a motion for Ms. Jane Fryer to serve as Assistant Secretary and Mr. Hosey seconded the motion. Ms. Fryer thanked the Board. All the above motions carried. The slate of officers for 2024-2025 are as follows: Allen Parham, Chairman; Wanda Sims, Vice-Chairman, Velinda Walton, Secretary/Treasurer and Ms. Jane Fryer, Assistant Secretary, and Rosla Plant, Past Chairman.

Vice-Chairman Parham made a motion to approve the amended corrected Resolution on behalf of GA Transmission for the lines to be installed in Meriwether Park, beginning on Dongwon and Mando properties. Ms. Sims seconded the motion. Motion carried.


Chairman Plant informed the Board that a Public Meeting will be held at the Greenville Baptist Church after the first of year concerning a different GA Transmission line to run from the Northern section of Meriwether County to the Southern section of Meriwether and southward through other counties.

Ms. Fryer reminded everyone of the Joint Development Authority of Meriwether County and the City of Hogansville will hold their quarterly Board meeting on Thursday, November 14th, twelve noon at the Bulloch House Restaurant, Warm Springs.

Next meeting, December 9th, 2024, 4:00 p.m.

There being no further business, Vice-Chairman Parham made a motion to adjourn the meeting. Ms. Sims seconded the motion. Motion carried.

Respectfully submitted by:


Velinda Walton, Secretary


Rosla Plant, Chairman